121.0	0004	0020.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 961,800 / 961,800
					USE VALUE: 961,800 / 961,800
					ASSESSED: 961,800 / 961,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		ADDISON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANAS JAMES P
Owner 2:	
Owner 3:	
Street 1:	6 ADDISON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ANAS JAMES P/ETAL -
Owner 2:	ANAS LATTANZIO HEATHER -
Street 1:	6 ADDISON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,565 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Wood Shingle Exterior and 2221 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6565.000	406,500		555,300	961,800
Total Card	0.151	406,500		555,300	961,800
Total Parcel	0.151	406,500		555,300	961,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.05 | /Parcel: 433.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 78409

GIS Ref

GIS Ref

Insp Date 03/03/18

!9401!

PREVIOUS ASSESSMENT

Parcel ID 121.0-0004-0020.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	406,500	0	6,565.	555,300	961,800	961,800	Year End Roll	12/18/2019
2019	101	FV	307,000	0	6,565.	586,100	893,100	893,100	Year End Roll	1/3/2019
2018	101	FV	305,800	0	6,565.	431,900	737,700	737,700	Year End Roll	12/20/2017
2017	101	FV	305,800	0	6,565.	413,400	719,200	719,200	Year End Roll	1/3/2017
2016	101	FV	305,800	0	6,565.	382,500	688,300	688,300	Year End	1/4/2016
2015	101	FV	298,900	0	6,565.	320,800	619,700	619,700	Year End Roll	12/11/2014
2014	101	FV	298,900	0	6,565.	313,400	612,300	612,300	Year End Roll	12/16/2013
2013	101	FV	298,900	0	6,565.	298,600	597,500	597,500		12/13/2012

PRINT

Date	Time
12/10/20	23:52:54

LAST REV

Date	Time
07/23/18	10:08:14

mmcmakin

9401

USER DEFINED

Prior Id # 1:	78409
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANAS JAMES P/ET	33007-482	1	6/6/2001	Convenience	99	No	No		
KUDAN DAVID P/E	29706-101		1/26/1999	Convenience	99	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/3/2015	1266	Alterati	24,745		9/3/2015			Remove existing fr

ACTIVITY INFORMATION

Date	Result	By	Name
3/3/2018	Inspected	BS	Barbara S
2/17/2018	MEAS&NOTICE	KB	Kevin B
2/4/2009	Meas/Inspect	336	PATRIOT
12/1/1999	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
10/26/1999	Measured	266	PATRIOT
8/24/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6565		Sq. Ft.	Site		0	90.	0.94	10									555,257						555,300	

Total AC/HA: 0.15071 | Total SF/SM: 6565 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 555,257 | Spl Credit | Total: 555,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	4 - Radiant H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22819376
Const Adj.:	0.99989998
Adj $ / SQ:	153.509
Other Features:	123000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	499439
Depreciation:	92896
Depreciated Total:	406544

COMMENTS

643-8226 OF=TOILET IN BMT PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	2	HB	1

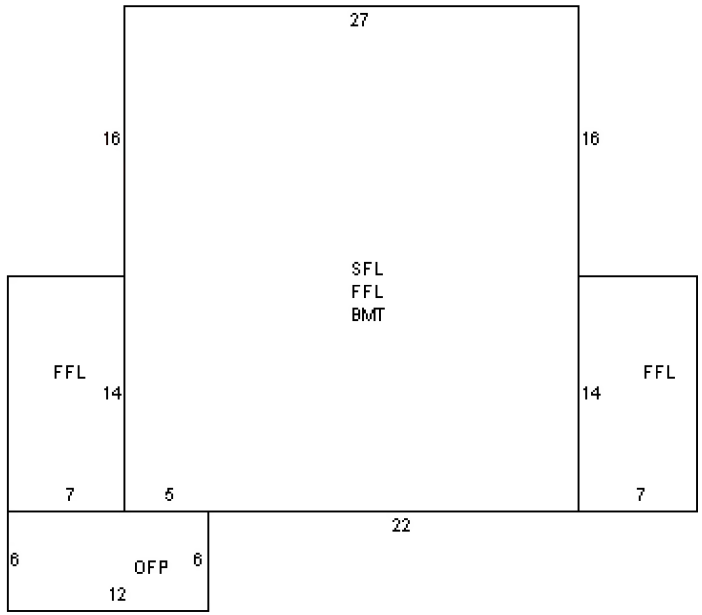
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	8	3	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,006	153.510	154,430
BMT	Basement	810	61.020	49,426
SFL	Second Floor	810	153.510	124,342
OFP	Open Porch	72	39.410	2,838

Net Sketched Area:	2,698			Total:	331,036
Size Ad	1816	Gross Are	2698	FinArea	2221

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	168.86
Special Features:	0	Val/Su Net:	150.67
Final Total:	406500	Val/Su SzAd	223.84

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0004-0020.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	